

WARRANTY DEED**NO TRANSFER
TAX PAID**

Know All Men By These Presents

002419

That we, **Robert M. Thompson and Margaret M. Thompson**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Robert M. Thompson and Margaret M. Thompson**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 11 Brescia Court, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Robert M. Thompson and Margaret M. Thompson, their heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land with buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing in the easterly line of Main Street at a point one hundred seventy-five feet (175') southerly of the intersection of Armory Road and Main Street and being the southwesterly corner of property now or formerly owned by Reproco, Inc.; thence north eighty degrees thirty-seven minutes east (N 80° 37' E) one hundred fifty feet (150') in the southerly line of said Reproco, Inc. to its southeast corner; thence north nine degrees twenty-three minutes west (N 9° 23' W) sixty-seven and seventy-one hundredths feet (67.71') to the southerly line of Armory Road; thence south sixty-three degrees forty-eight minutes east (S 63° 48' E) one hundred eighty-two and eighty-six hundredths feet (182.86') along said southerly line of Armory Road; thence turning an interior angle of one hundred twenty-five degrees thirty-four minutes thirty seconds (125° 34' 30") and running southerly one hundred eight and eighty-two hundredths (108.82) feet; thence turning an interior angle of eighty-four degrees forty-seven minutes (84° 47') and running south eighty-five degrees fifty minutes west (S 85° 50' W) three hundred (300) feet to the easterly line of Main Street; thence north nine degrees twenty-three minutes west (N 9° 23' W) in the easterly line of Main Street a distance of one hundred twenty and fourteen hundredths (120.14) feet to the point of beginning.

Together with the benefits and burdens of the granted right of way, excepted right of way, restrictions, and sewer easements described or referred to in the Warranty Deed from Michael Sheremeta to Robert M. Thompson and Margaret M. Thompson recorded in the Kennebec County Registry of Deeds in Book 1462, Page 544, to which reference may be had for a more particular description.

BEING the same premises acquired by Robert M. Thompson and Margaret M. Thompson, as joint tenants, by Warranty Deed from Michael Sheremeta dated March 6, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1462, Page 544. The purpose of this deed to change the form of ownership from joint tenancy to tenants in common.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Robert M. Thompson and Margaret M. Thompson, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Robert M. Thompson and Margaret M. Thompson have hereunto set our hands and seals this 25th day of January, 2001.

Signed, Sealed and Delivered
in the presence of

Pamela A. Gilbert
Witness

Robert M. Thompson
Robert M. Thompson

Pamela A. Gilbert
Witness

Margaret M. Thompson
Margaret M. Thompson

STATE OF MAINE
County of Kennebec, ss.

Dated. January 25th, 2001.

Personally appeared before me on the day and year aforesaid the above-named, Robert M. Thompson and Margaret M. Thompson, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

Pamela A. Gilbert
Notary Public



RECEIVED KENNEBEC SS.
2001 JAN 29 AM 9:00

ATTEST: Thomas B. [Signature]
REGISTER OF DEEDS

PAMELA A. GILBERT
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES OCTOBER 19, 2003